



City of Loma Linda Official Report

Robert Christman, Mayor
Stan Brauer, Mayor pro tempore
Floyd Petersen, Councilmember
Robert Ziprick, Councilmember
Rhodes Rigsby, Councilmember

COUNCIL AGENDA: September 12, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: ZONE CHANGE NO. 06-05 AND COUNCIL BILL # O-2006-11
(SECOND READING) A pre-zone of the San Bernardino County
island known as the Petersen Tract to R-1 Single-Family
Residence from the current County designation of EL/RS Single
Residence zone.

RECOMMENDATION

The recommendation is that the City Council approves Council Bill #O-2006-11 (Attachment A) for Zone Change No. 06-05, a proposal to amend the Official Zoning Map for purposes of pre-zoning the Petersen Tract to R-1 (Single-Family Residence).

BACKGROUND

On August 22, 2006, the project was heard by the City Council for review of the proposed Zone Change and Annexation of the Petersen Tract. No pertinent issues were raised by the public or Council. The Zone Change and Annexation requests were approved unanimously by the City Council and the project was continued to September 12, 2006 for the second reading of the Ordinance.

Public Comments

To date, no written comments have been received by the Community Development Department.

ANALYSIS

Analysis of the annexation project, Plans for Services document, and Zone Change request were included in the August 22, 2006 City Council Staff Report (previously distributed).

ENVIRONMENTAL

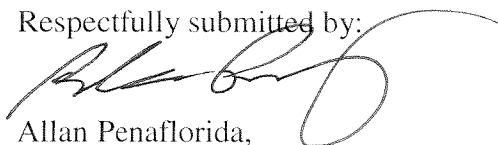
A Notice of Exemption was prepared and filed with the San Bernardino County Clerk of the Board of Supervisors pursuant to the California Environmental Quality Act (CEQA) Guidelines §15319. The project was determined as eligible for a Class 19 Categorical Exemption, *Annexations of Existing Facilities and lots for Exempt Facilities*.

FINANCIAL IMPACT

The City of Loma Linda is anticipating future public improvements to Petersen Tract area. For example, the streets in the Petersen Tract are substandard in that they do not include gutters or sidewalks. The necessary improvements to the existing roads will be required to comply with the standards of the City of Loma Linda Department of Public Works after annexation process is complete. The Public Works Department estimates a cost of approximately \$1.6 million dollars for street improvements along Miramonte, Chula Vista, Lomas Verdes, and Amapolas Streets. Improvements will include gutters, sidewalks, street lights, and pavement rehabilitation. If annexed into the City, the capitol improvements for the Petersen Tract will be constructed in approximately five to seven years. These improvements may be placed on the City's Capitol Improvements Program Project List or as funding mechanisms become available.

Currently, the City of Loma Linda receives \$25,000 from the County of San Bernardino for the extension of the City's fire services into unincorporated County area. The City will no longer receive this sum once the annexations are approved.

Respectfully submitted by:



Allan Penaflorida,
Planning Technician

ATTACHMENTS

A. Council Bill #O-2006-11 (Previously Distributed)

I:\Project Files\ANNEXATIONS\2006\Petersen\CCSR 9-12-06 Second Reading.doc

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA MODIFYING THE OFFICIAL ZONING MAP OF THE CITY OF LOMA LINDA TO PREZONE THE PETERSEN TRACT FROM CURRENT NO ZONE TO SINGLE-FAMILY RESIDENCE (R-1) ZONE FOR THE PURPOSE OF FUTURE ANNEXATION OF THE UNINCORPORATED AREA INTO THE CITY OF LOMA LINDA CITY LIMITS.

Section 1. Adoption of Ordinance: The City Council of the City of Loma Linda does hereby ordain as follows:

Section 2. Findings, Purpose, and Intent:

A. This Ordinance is adopted by the City Council pursuant to the City's police powers to protect the health, safety, and welfare of the public.

B. The County of San Bernardino's General Plan designates the site as Low-Density Residential and Commercial. The County zoning is Single Residential District (EL/RS). The recently adopted Loma Linda General Plan (July 25, 2006) designates the Petersen Tract as Low Density Residential because it is in the Sphere of Influence and therefore, part of the City's planning area. The City proposes to pre-zone the Tract as R-1 Single-Family Residence. The City's General Plan land use designation and proposed zoning are commensurate with those of the County.

Given the existing development pattern within the Petersen Tract area, the proposed zoning is consistent with the current County General Plan and the City's General Plan (July 25, 2006). No changes in the land use are expected because the Petersen Tract area is completely built out.

C. The proposed amendment and any future development projects would not be detrimental to the public in that the new General Plan land use designation and proposed zoning are appropriate and compatible with the existing single-family uses in the neighborhood. No new land is available for development within the Tract, and any other improvements to the existing area are to meet the City's minimum development standards. As such, the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

D. Due to the size and nature of the of the approximately 29 acre project site, the lack of vacant parcels, and the limited development opportunities, the balance of land uses in the City will not be adversely affected by the proposed amendment and annexation into the City of Loma Linda.

E. Petersen Tract residents will continue to have access from Mountain View Avenue and Mission Road. The adjacent properties in the area are developed with single-family residential land uses and will continue to remain as such. Most public utilities are available to the site and those utilities that are currently unavailable will be provided over time by the City. As indicated, improvements to the area are proposed after the annexation is approved. The improvements will include an extension of utility services as well as modification to the existing infrastructure.

Section 3. Amendment of Zoning Designations: The Official Zoning Map of the City of Loma Linda is hereby amended to change the following described property in the City's Sphere of Influence and also know as the San Bernardino County unincorporated area of Peterson Tract per Exhibit "A" (Site/Pre-Zoning Map) and Exhibit "B" (Legal Description) attached hereto and made a part hereof.

Section 4. Validity. If any person shall violate any of the provisions of this ordinance, he shall be guilty of an infraction. Any person convicted of an infraction under the provisions of a City Ordinance shall be punishable by (1) a fine of not more than one hundred dollars (\$100.00) for a first violation; (2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same Ordinance within one year; and, (3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same Ordinance within one year. Each such person shall be deemed guilty of a separate offense for every day during such portion of which any violation of this Ordinance is committed, continued or permitted by such person, and shall be punishable therefore as provided by this Ordinance.

Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unlawful, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unlawful.

Section 6. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced August 2006 and was adopted on the _____ day of _____ by the following vote to wit:

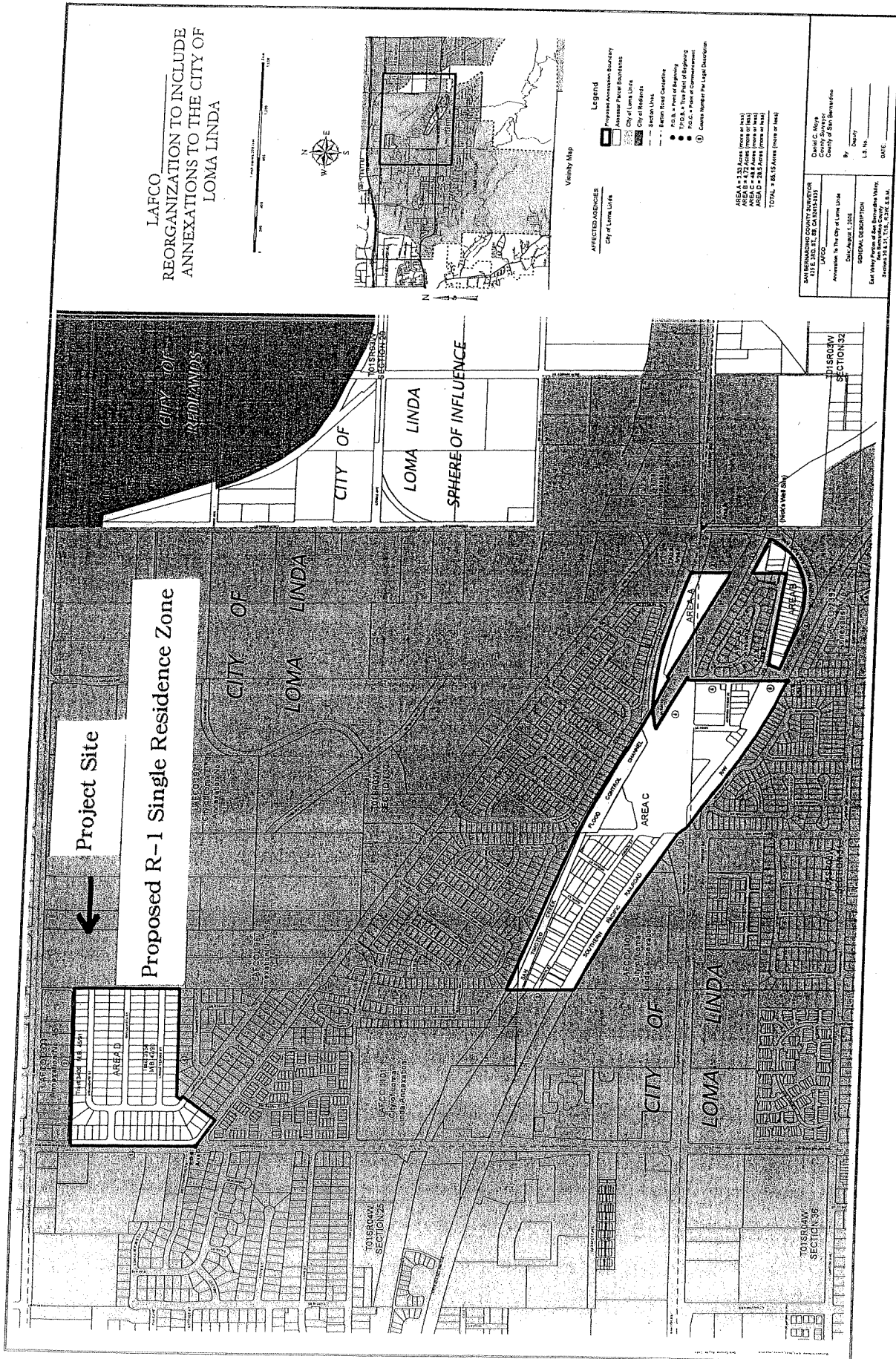
Ayes:
Noes:
Abstain:
Absent:

Robert Christman, Mayor

Attest:

Pamela Byrnes-O'Camb, City Clerk

EXHIBIT "A" (Site/Pre-Zoning Map)



Ordinance No. 656
Exhibit "B"

Being a portion of Section 30 in Township 1 South, Range 3 West, San Bernardino Meridian, lying within the County of San Bernardino, State of California, and being more particularly described as follows:

Beginning at a point of intersection of the centerline of Mountain View Avenue with the centerline of Mission Road, said point of intersection also being a point on the existing City Boundary Line of the City of Loma Linda per "Incorporation";

- 1) Thence northerly along said existing City Boundary Line and said centerline to an angle point in said existing City Boundary Line, said point being a point on the westerly prolongation of the south line of the east-west alley in Tract 3466, Mountain View Subdivision Unit No.1, filed in Book 31 of Maps, Page 16, records of said San Bernardino County;
- 2) Thence leaving said centerline and continuing easterly along said south line of the east-west alley and said existing City Boundary Line per LAFCO 2331 City Of Loma Linda Annexation No.15, to an angle point in said existing City Boundary Line, said point also being a point on the west line of Lot 22, Block 56 as shown on the Map of the Survey of San Bernardino Rancho, in Book 7 of Maps, Page 2, records of said San Bernardino County;
- 3) Thence leaving said south line and continuing southerly along said west line and said existing City Boundary Line per LAFCO 1971 Annexation No.8, to an angle point in said existing City Boundary Line, said point being the southeast corner of
- 4) Tract 3558, Mountain View Subdivision Unit No.2, filed in Book 47 of Maps, Page 90, records of said San Bernardino County;
- 5) Thence leaving said west line and continuing along said existing City Boundary Line, through its various courses, in a generally westerly, southwesterly southeasterly southwesterly and northwesterly direction to the **Point of Beginning**.

Containing 28.5 Acres, more or less.

Total combined acreage of all areas is 85.1 Acres, more or less.

John C. Dodrill
Deputy County Surveyor
PLS 7806 Exp. 12-31-07